

Statement of the Black Point Beach Association Board of Governors and Charter Revision
Commission
on SB 322

Before the Planning and Development Committee
Wednesday, March 9, 2022

The Black Point Beach Association, located in Niantic Connecticut is respectfully requesting a change to its Charter to be ratified by the legislature.

We are attaching, for your review, a PDF file of all of the notes of the Black Point Beach Club Association's Charter Revision Commission, relevant Board of Governor's meetings, and the membership- approved Charter changes, as well as our August membership vote for the two of you. The Association is asking that you introduce a Special Act to codify our Charter changes.

These suggested revisions mimic the Crescent Beach Association and the Giants Neck Beach Association changes from a few years ago. In a nutshell, the laws of trusts and estates, partnership and life interests have created some challenges in our Association. Many families have opted to change the ownership of their property after seeking counsel from their lawyers or accountants. The result is that about 17% of our population that holds their property in trust or partnership and 1-2 % in life interest deeds and these numbers are growing. It came to our attention that because of the language of our dated Charter, individuals who have had their properties transferred into one or more of these legal instruments **can NEITHER hold office in the Association NOR can they vote on any Association matters.**

The Black Point Beach Club Association's Board of Governor's empaneled a Charter Revision Commission January/ February of 2021. Sharon Bruce and Anita Schepker chaired the seven-member Commission. In speaking with the Crescent Beach and Giants Neck Associations, we learned that they successfully changed their Charters to address these very issues in order to allow full participation of members in Beach Association matters. We did not re-invent the wheel- our suggested changes really are essentially the same as the Crescent Beach and the Giant's Neck Association's changes, taking into account our own slightly unique Charter language.

We held the requisite number of public hearings with proper and complete notice and we had many interested member participants. We made revisions based on public comment, and we held a membership vote in August which passed overwhelmingly with only about 5 "no" votes.

Thank you for your attention to this very important matter.

Anita Schepker, Sharon Bruce and the Members of the Board of Governors and the Black Point Beach Charter Revision Commission